PLANNING PERMISSION

Name and address of applicant
Children & Young People's Services
Northamptonshire County Council
PO Box 216
John Dryden House
8-10 The Lakes
Northampton
NN4 7DD

Name and address of agent (if any)
Lambert Smith Hampton
Pyramus House
Roman Way
Grange Park
Northampton
NN4 5EA

Part I - Particulars of application

Date of Application  Application No.
15th October 2008  NCC Ref: 08/00091/CCD

NBC Ref: N/2008/1164

Particulars and location of development

Extensions to existing school and demolition of outbuildings to provide a new main entrance/lobby and enlarged Designated Special Provision (DSP) unit, internal and external refurbishment works including new WC accommodation and external works including new refuse enclosure, covered play area and additional car parking at Kingsthorpe Grove Primary School, Kingsthorpe Grove, Northampton

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the submitted application.

Reason: To define the scope of the permission and in the interest of clarity.

Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application, and shall be in accordance with details/samples of materials submitted to and approved in writing by the County Planning Authority, prior to works commencing on the site.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and to have regard for policy 2 of the East Midlands Regional Plan (March 2009).

Lighting

4. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use. The lights shall be designed, installed, and thereafter maintained in accordance with Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution'.

Reason: In the interests of residential amenity in accordance with policy 2 of the East Midlands Regional Plan (March 2009).

Covered Play Area

5. The covered play area shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the County Planning Authority, such details to specify the design and external finishes thereof.

Reason: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality and to have regard for policy 2 of the East Midlands Regional Plan (March 2009) and saved policy E20 of the Northampton Borough Council Local Plan (1997).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Access/Highway Safety

6. Within 3 months of the date of this planning permission a scheme to improve/widen the pedestrian and vehicular accesses and routes into the school site shall be submitted to the County Planning Authority for its approval and, once approved the scheme shall be implemented in accordance with the timescale as set out in the approved scheme.

**Reason:** In the interests of highway safety in accordance with policy 2 of the East Midlands Regional Plan (March 2009).

7. No later than the completion of the building works, details of the new recycling centre shall be submitted showing; size, location, materials, access, turning circles and any impediment to visibility along the access route, both in writing and in plan form for agreement, in writing by the County Planning Authority.

**Reason:** In the interests of highway safety and to safeguard the amenities of the adjoining occupiers and the area generally in accordance with policy 2 of the East Midlands Regional Plan (March 2009).

Travel Plan

8. Prior to the occupation or use of the development hereby permitted, and in any event no later than 3 months from the date of this permission, the submitted School Travel Plan shall be implemented in full. Thereafter, on the anniversary of the date of this permission, an annual monitoring report on the effectiveness of the Travel Plan shall be submitted to the County Planning Authority, the conclusions and recommendations of which shall, within 3 months, be implemented in full.

**Reason:** To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car in accordance with policy 46 of the Regional Spatial Strategy for the East Midlands (2009).

Landscaping

9. No later than the completion of the building works, a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be implemented during the first available planting season following the commencement of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

**Reason:** To compensate for planting lost as a result of the development and in the interest of amenity with regard to policy 2 of the East Midlands Regional Plan (March 2009).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Fencing

10. Prior to the erection of any permanent fence on the site, details shall be submitted to the County Planning Authority in respect of the type, height, colour and location of all perimeter and internal fences for approval in writing. The details as approved shall thereafter be implemented.

Reason: In the interests of residential amenity in accordance with policy 2 of the East Midlands Regional Plan (March 2009).

Hours of Construction

11. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 8.00am to 5.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public Holidays. Construction traffic or deliveries shall be limited to entering or leaving the site between the hours of 10am and 2pm, Monday to Friday during school term.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with policy 2 of the East Midlands Regional Plan (March 2009).

Construction Management

12. Prior to the commencement of development, a scheme detailing the on-site construction staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles, together with the loading/unloading and manoeuvring of goods vehicles, shall be submitted to and approved in writing by the Country Planning Authority. The agreed works shall then be implemented before any other building or engineering operations are commenced.

Reason: In the interests of highway safety in accordance with policy 2 of the East Midlands Regional Plan (March 2009).

Protection of Trees/Hedgerows

13. All trees and hedgerows to be retained shall be protected from any development, including the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the British Standard 5837:2005 “Recommendations for Trees in Relation to Construction”, or as otherwise may be agreed in writing with the County Planning Authority.

Reason: In the interest of amenity with regard to policy 2 of the East Midlands Regional Plan (March 2009).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Informative(s)

1. For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:

   Planning Statement dated October 2008, Design and Access Statement dated October 2008, Letter from Ellis Williams Architects dated 20th February 2009 and Drawings Nos. AE(0)-01 Rev A, AE(0)-04, AE(0)-05, AE(0)-06, AE(0)-10, AE(0)-11, AE(0)-12, AE(0)-13 Rev A, AG(0)-04 Rev L, AG(0)-07, AG(0)-10 Rev D, AG(0)-11 Rev H, AG(0)-12, AG(0)-14, AG(0)-17 Rev G, AG(0)-18 Rev B, AG(0)-19 Rev D, AG(0)-31, AG(0)-32 Rev E, AG(0)-33, AG(0)-61, AG(0)-100 Rev A, AG(0)-101 Rev A, AG(0)-102 Rev A, AG(0)-103 Rev F, AG(0)-104 Rev A, AG(0)-105 Rev A, AG(0)-106 Rev A, AG(0)-107 Rev A, AG(0)-108 Rev B, AG(0)-109 Rev A, AG(0)-110 Rev A, AG(9)-01 Rev A, 3848-150, 3848-151, 3848-153 and 3848-154.

2. The applicant is advised that it is a criminal offence to execute or cause to be executed any works for the demolition of a Listed Building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest unless Listed Building Consent has been granted for those works.

3. The applicant is advised that full details of School Travel Plan requirements can be found via the Northamptonshire County Council website or from the School Travel Plan Team 01604 654381.

4. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Spatial Environmental and Economic Planning, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).

5. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

6. Prior to the commencement of any site works, all sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

REASONS FOR APPROVAL

It is considered that the proposed development would not adversely impact upon residential amenity or the visual appearance of the area and it is in accordance with the relevant development plan policies. The outstanding issues which have been raised by the Highways Authority can be dealt with by the imposition of planning conditions. The site, size and design of the new extensions and covered play area

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
are considered to be acceptable and the proposed development is considered to be acceptable having regard to policies 2, 46 and 48 of the East Midlands Regional Plan (March 2009) and saved policy E20 of the Northampton Borough Council Local Plan (1997). It is therefore recommended that planning permission be granted subject to conditions.

Date: 19th March 2009
Signed:  

For Chief Planning Officer

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.